



HUNTERS[®]

HERE TO GET *you* THERE

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HUNTERS

Estill Close, Cayton, Scarborough

By Auction £120,000



Hunters are pleased to bring to the market this SEMI DETACHED BUNGALOW situated in the heart of CAYTON offering TWO DOUBLE BEDROOMS, SPACIOUS LOUNGE, KITCHEN, FAMILY BATHROOM and FRONT AND REAR GARDENS. Benefitting from NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING and DETACHED GARAGE creating the ideal home!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

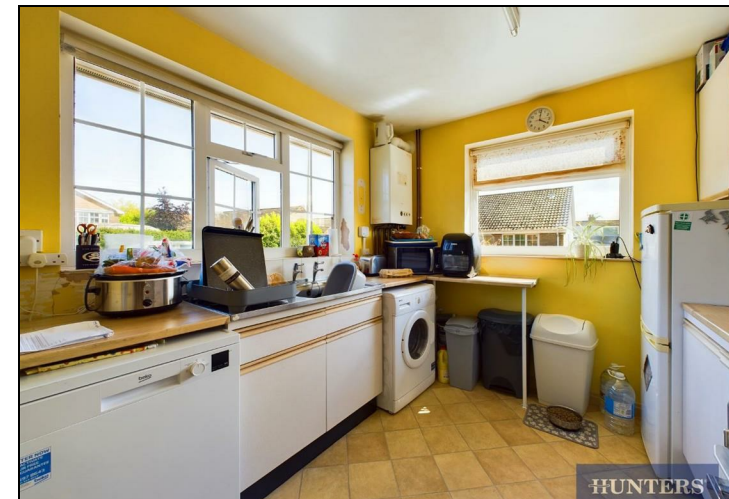
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

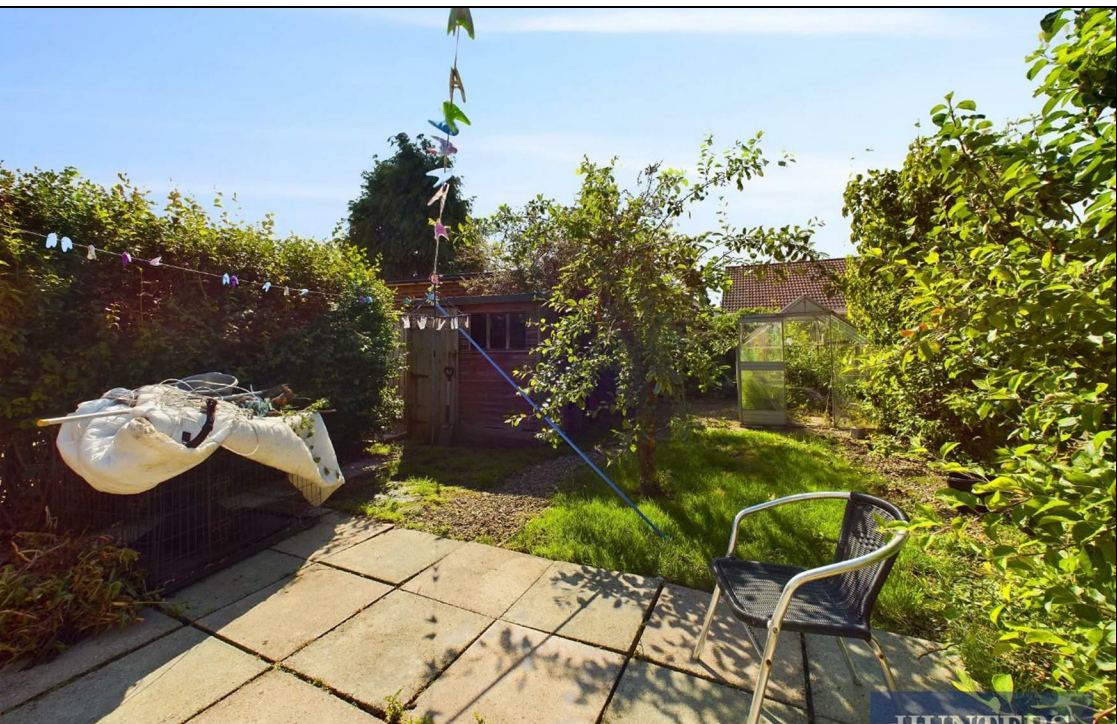
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scarborough@hunters.com | www.hunters.com

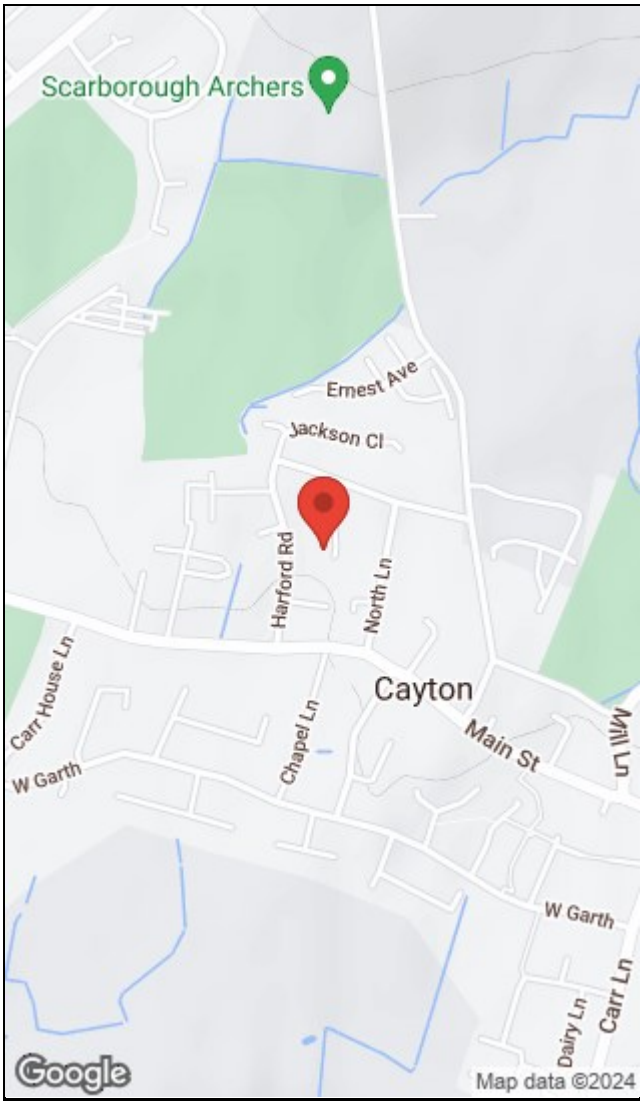
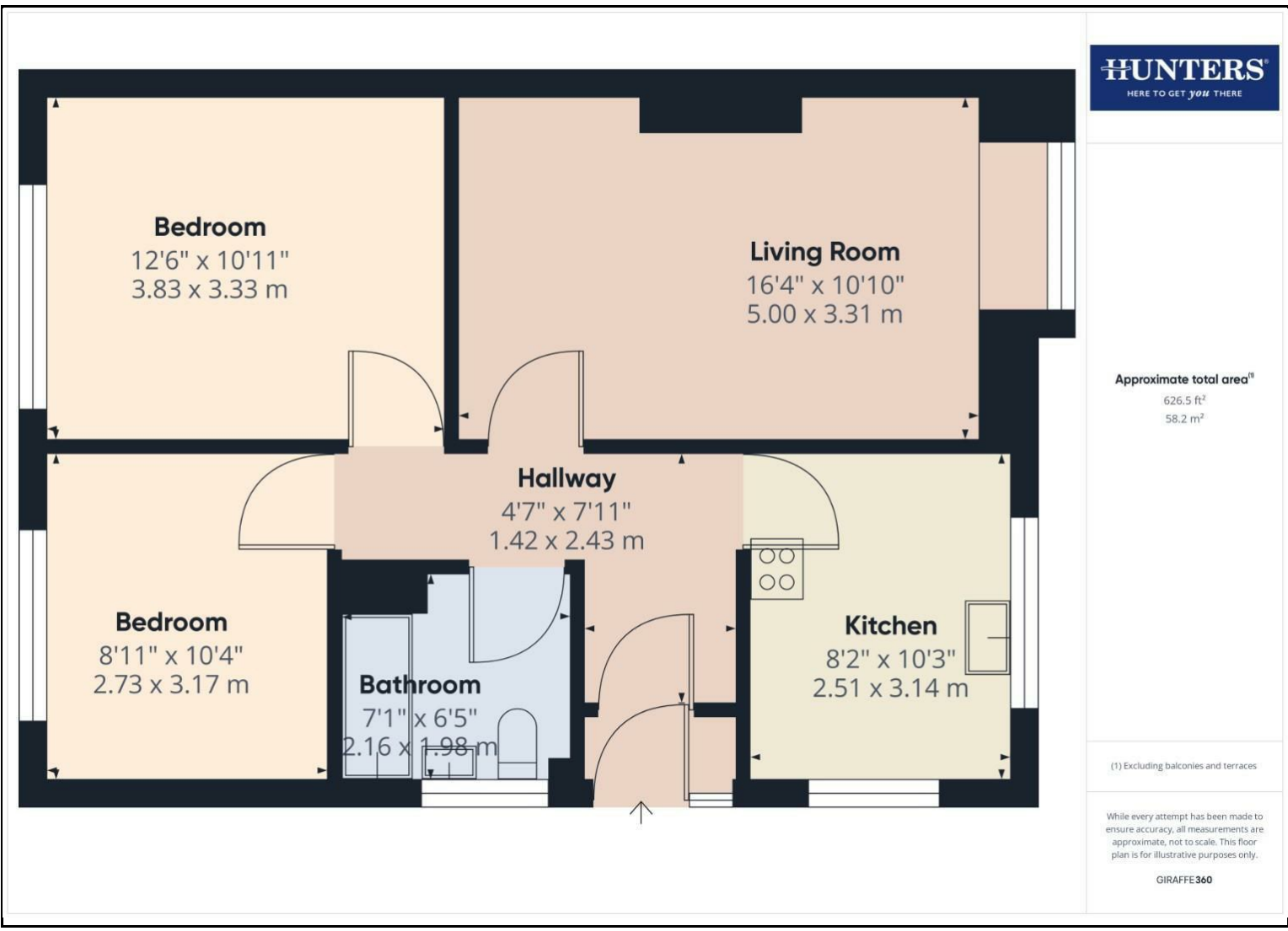


KEY FEATURES

- TO BE SOLD VIA MODERN METHOD OF AUCTION
 - TWO BEDROOMS
 - SEMI DETACHED BUNGALOW
 - PARKING AND GARAGE
 - REAR GARDEN
 - EPC RATING: D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	
England & Wales		England & Wales	

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